067.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	877,000 / 877,000
					USE VALUE:	877,000 / 877,000
					ASSESSED:	877,000 / 877,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUTCHINSON TODD A
Owner 2:	JAKUBIAK ELENA J
Owner 3:	
Street 1:	6 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NEWMAN RICHARD M/ETAL -
Owner 2:	NEWMAN JERRI L -
Street 1:	50 CUTTER HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,371 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 2520 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6371.000	449,200		427,800	877,000
Total Card	0.146	449,200		427,800	877,000
Total Parcel	0.146	449,200		427,800	877,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.02 | /Parcel: 348.0

Legal Description

User Acct 42901

GIS Ref

GIS Ref

Insp Date 09/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	164,000	0	6,371.	427,800	591,800	591,800	Year End Roll	12/18/2019
2019	101	FV	149,300	0	6,371.	397,200	546,500	546,500	Year End Roll	1/3/2019
2018	101	FV	149,300	0	6,371.	397,200	546,500	546,500	Year End Roll	12/20/2017
2017	101	FV	149,300	0	6,371.	348,300	497,600	497,600	Year End Roll	1/3/2017
2016	101	FV	149,300	0	6,371.	317,800	467,100	467,100	Year End	1/4/2016
2015	101	FV	148,600	0	6,371.	281,100	429,700	429,700	Year End Roll	12/11/2014
2014	101	FV	148,600	0	6,371.	265,800	414,400	414,400	Year End Roll	12/16/2013
2013	101	FV	148,600	0	6,371.	253,000	401,600	401,600		12/13/2012

!5731!

PRINT

Date	Time
12/10/20	20:34:35

LAST REV

Date	Time
11/02/20	09:14:22

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5731

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEWMAN RICHARD	73655-262		11/15/2019	Change>Sale	625,000	No	No		
FARRINGTON STAN	26794-436		11/1/1996		178,750	No	No		Y

USER DEFINED

Prior Id # 1:	42901
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2019	1943	Addition	140,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2020	Permit Visit	PT	Paul T
3/2/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
9/21/2018	MEAS&NOTICE	CC	Chris C
4/3/2009	Measured	372	PATRIOT
11/10/1999	Meas/Inspect	163	PATRIOT
7/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6371		Sq. Ft.	Site		0	70.	0.96	12									427,792						427,800	

Total AC/HA: 0.14626 | Total SF/SM: 6371 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 427,792 | Spl Credit | Total: 427,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10454535
Const Adj.:	0.99989998
Adj $ / SQ:	138.054
Other Features:	140884
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	503532
Depreciation:	54381
Depreciated Total:	449151

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

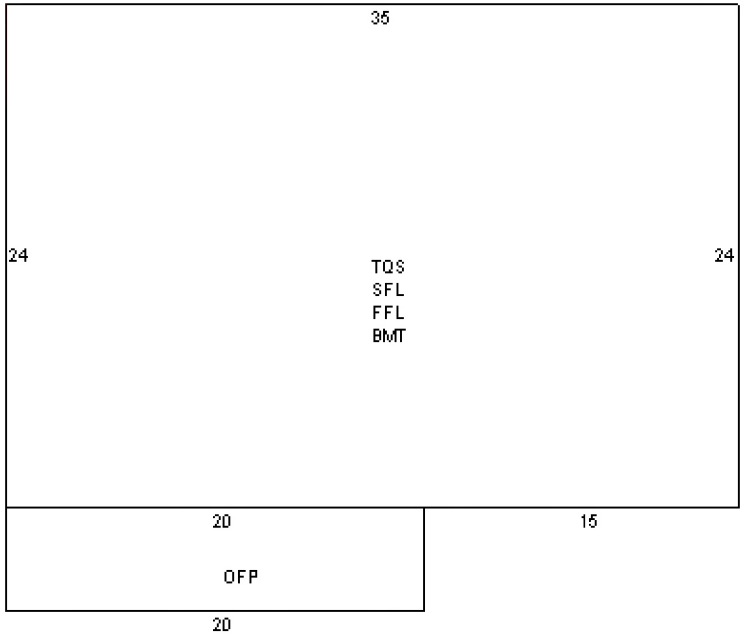
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.05
Special Features:	0	Val/Su Net:	138.22
Final Total:	449200	Val/Su SzAd	194.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	48.150	40,443
FFL	First Floor	840	138.050	115,966
SFL	Second Floor	840	138.050	115,966
TQS	3/4 Story	630	138.050	86,974
OFP	Open Porch	100	33.000	3,300

Net Sketched Area:	3,250			Total:	362,649
Size Ad	2310	Gross Are	3460	FinArea	2520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: